WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES:

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Karen Johnson Davidson County
Batch# 1147631 DEEDWARR
06/14/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $9,157.50
20240614-0044816

File #24-PA-0422-PARK

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Big Red Investment Group, LLC	New Owner	
(NAME) 422 Acklen Park Dr	(NAME)	**104014K00200CO, 104014K00300CO, 104014K00400CO, 104014K00500CO, 104014K00600CO, 104014K00700CO, 104014K00800CO, 104014K00900CO, 104014K01000CO, 104014K01100CO, 104014K01200CO, 104014K01300CO, 104014K00100CO**
(ADDRESS) Nashville TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ACKLEN PARK NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BIG RED INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Residential Unit Nos. 101, 102, 103, 104, 105, 106, 201, 202, 203, 204, 205, 206, and Commercial Unit G-1, together with the appurtenant interest in the common elements of 422 ACKLEN PARK, a horizontal property regime established by Master Deed, of record in Instrument No. 20231102-0085923, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to ACKLEN PARK NASHVILLE, LLC, a Tennessee Limited Liability Company, by Warranty Deed from SWYGERT FAMILY LIMITED PARTNERSHIP OF TENNESSEE, a Tennessee Partnership, of record in Instrument No. 20231016-0080756, in the Register's Office of Davidson County, Tennessee, dated October 13, 2023 and recorded on October 16, 2023.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Wrenwood, as recorded in Plat Book 1130, Page 55.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 422 Acklen Park Condominium of record in Instrument No. 20231102-0085923.
*Easement for Storm Sewer, recorded in Book 3611, Page 8.
*Easement for Right of Way, recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703.
*Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Acklen Park, a Condominium, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 422 Acklen Park Drive, Units 101, 102, 103, 104, 105, 106, 201, 202, 203, 204, 205, 206, Nashville, TN 37205 and 3518 Nebraska Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 14th day of June, 2024.

Acklen Park Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Marshall Burridge, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

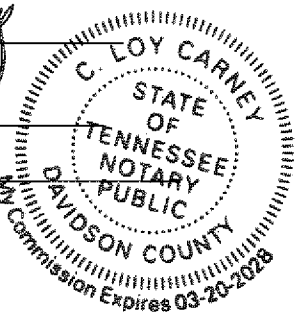
Before me, Loy Carney of the state and county mentioned, personally appeared Marshall Burridge, Managing Member of Acklen Park Nashville, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Acklen Park Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Marshall Burridge, Managing Member of Acklen Park Nashville, LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in 14, this 14th day of June, 2024.

_____
Notary Signature

Printed Name: _____

My commission expires: _____



Certificate of Authenticity

I, **Rhonda S. Hardison**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 14, 2024.

Affiant Signature

June 14, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 14th day of June, 2024.

Notary Public
My Commission Expires:

